

#69

Late Backup ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11902 NORTH IH-35 SERVICE ROAD SOUTHBOUND FROM LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office (LO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2009-0162, on file at the Planning and Development Review Department, as follows:

Lot 106, Walnut Forest Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 6, Page 127, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 11902 North IH-35 Service Road Southbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Automotive washing (of any type) use and automotive repair services use are prohibited as accessory uses to automotive rental use.
- C. The following uses are prohibited uses of the Property:

Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Business or trade school	Business support services
Commercial off-street parking	Drop-off recycling collection facility

1 Exterminating services
2 Funeral services
3 Hotel-motel
4 Indoor sports and recreation
5 Outdoor sports & recreation
6 Personal improvement services
7 Restaurant (general)
8 Congregate living
9 Community recreation (public)
10 Hospital services (general)
11 Residential treatment
12 Medical offices (not exceeding 5000 sq. ft. gross floor area)

Food preparation
General retail sales (general)
Indoor entertainment
Outdoor entertainment
Pawn shop services
Research services
Theater
Community recreation (private)
Group home, Class II
Hospital services (limited)

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14 Except as specifically restricted under this ordinance, the Property may be developed and
15 used in accordance with the regulations established for the community commercial (GR)
16 base district, and other applicable requirements of the City Code.

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18 **PART 3.** This ordinance takes effect on _____, 2010.

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21 **PASSED AND APPROVED**

22
23 §
24 §
25 _____, 2010 § _____
26 Lee Leffingwell
27 Mayor

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29
30 **APPROVED:** _____ **ATTEST:** _____
31 David Allan Smith Shirley A. Gentry
32 City Attorney City Clerk